

**PLANNING BOARD**  
**Meeting Minutes**  
**Tuesday, December 6, 2011**  
**Town Hall, 120 Main Street**  
**7:00 PM**

1 Present: T. Seibert, J. Simons, M. Colantoni, R. Glover

2 Absent: R. Rowen

3 Staff Present: J. Tymon, J. Enright

4 Meeting began at 7:02pm.

5 **POSTPONEMENTS**

6 CONTINUED PUBLIC HEARING: Merrimack College, 315 Turnpike Street, Application for Special  
7 Permit – Site Plan Review. Applicant proposes to expand the Volpe Athletic Center and add 66 parking  
8 spaces.

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10 CONTINUED PUBLIC HEARING: 350 Great Pond Road, Application for a Watershed Special Permit  
11 to construct an addition to an existing home and a new garage.

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13 **DISCUSSION**

14 166 Salem Street: Jack Cahill requesting a building permit and requesting to defer the establishment of  
15 the Construction Bond.

16 J. Tymon: The applicant requested this be taken off the agenda.

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18 **BOND RELEASE**

19 Scott Construction, Inc., Wagon Wheel Estates “Old Cart Way”: Requesting the release of a performance  
20 bond in the amount of \$8,600.

21 J. Tymon: The road has been accepted. DPW doesn’t have any objection to releasing the funds.

22 **MOTION**

23 A motion was made by T. Seibert to release all remaining amounts on the bond related to Scott  
24 Construction, Inc. at Wagon Wheel Estates, “Old Cart Way”. The motion was seconded by M. Colantoni.  
25 The vote was unanimous.

26 Watts Regulator, 815 Chestnut Street: Requesting the release of two performance bonds in the amount of  
27 \$3,000 each.

28 J. Tymon: Has visited the site and has received an as-built plan. The detention pond is working properly.

29 **MOTION**

30 A motion was made by T. Seibert to release all bond money related to 815 Chestnut Street, Watts Water  
31 Technologies. The motion was seconded by R. Glover. The vote was unanimous.

32  
33 **PUBLIC HEARINGS**

34 CONTINUED PUBLIC HEARING: 16 Berry Street, Application for an 11 lot Definitive Subdivision  
35 Plan.

36 J. Tymon: The DPW will accept the right-of-way under certain conditions: the road has to be built to the  
37 specifications in the subdivision regulations and the rain garden in the center of the cul-de-sac and the  
38 swale along the northwestern side of the roadway will not be part of what the DPW would accept. They  
39 will only acceptance maintenance of the road. DPW also suggested that a five year maintenance reserve  
40 be established so that there are funds for the homeowner’s association to use for maintaining those  
41 structures. The fire department has approved the radius of the cul-de-sac being 98’ as opposed to the  
42 required 100’. They have requested that a fire hydrant be within 500’ of each house and recommended  
43 that the homes have sprinklers installed but they are not required. Lastly, the fire department has

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requested that the name of the street be reconsidered since there is a similarly named street in town. L. Eggleston has completed her review and all issues were addressed. The cemetery will be part of the remaining lot, not the subdivision. There is an existing plan recorded at the Registry that shows access to the cemetery from Berry Street. The plan is attached to the deed to the property. Alternative entrance locations were discussed with a parking area.

J. Tymon: Recommended discussing the alternative entrance proposed by the applicant with Town Counsel.

J. Simon: Suggested keeping the hearing open until the next meeting.

**CONTINUED PUBLIC HEARING:** North Andover Country Club, 500 Great Pond Road, Application for a Watershed Special Permit to reconstruct existing tennis courts and replace existing fence.

J. Tymon: Proposing to reconstruct existing tennis courts. A draft Decision has been prepared.

John Morin, Neve-Morin, Group, representing the applicant: At the last hearing there were a couple of questions about the surface that were answered. The Conservation Commission has issued an Order of Conditions.

**MOTION**

A motion was made by M. Colantoni to close the Public Hearing for 500 Great Pond Road. The motion was seconded by R. Glover. The vote was unanimous.

**MOTION**

A motion was made by T. Seibert to approve the Watershed Special Permit for North Andover Country Club for the reconstruction of the tennis courts and replacement of the fence, as amended this evening. The motion was seconded by R. Glover. The vote was unanimous.

**NEW PUBLIC HEARING:** 5 Boston Road, Sprint Spectrum, LP, Application to modify a pre-existing Wireless Services Facility.

J. Tymon: This is a new application. This installation was prior to the bylaw. Reviewed the material that has been received. The noise report should be in by the end of the week. Reviewed M. Hutchin's review response with the Board.

Eric Kallio, Agent for Sprint Spectrum, LP: The application consists of swapping out existing antennas for seven network vision antennas and nine radio head units. The existing cabinets will also be removed and replaced with three new cabinets. The antennas will be of a similar size and shape of existing antennas. The upgrade is needed to keep the technology current with the demands for wireless internet and data.

T. Seibert: Will the new equipment weigh more than the existing?

E. Kallio: About the same. It will not structurally impact the site.

T. Seibert: Asked J. Tymon to make sure all documentation for any other Sprint Spectrum installation in town is current.

J. Simon: We should be able to finish the hearing at the next meeting.

**OTHER**

**Planning Board Education:** Dates for MVPC Training.

J. Tymon: Reviewed a training course being offered by MVPC to see if any Board members were interested in attending.

**MEETING MINUTES:** Approval of November 1, 2011 meeting minutes.

**MOTION**

A motion was made by T. Seibert to approve the meeting minutes for November 1, 2011. The motion was seconded by M. Colantoni. The vote was unanimous.

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**ADJOURNMENT:**

**MOTION**

A motion was made by M. Colantoni to adjourn the meeting. The motion was seconded by T. Seibert.  
The vote was unanimous.

The meeting adjourned at 7:45pm.

MEETING MATERIALS: Agenda, 166 Salem Street Realty Trust Notice of Decision, Three response letters dated Nov. 21, 2011 from GPR engineering RE: 16 Berry Street ( Stormwater Mgmt Review, Initial Peer Review Cammett Engineering, Response to DPW Review Comments), Fire Department response letter RE: 16 Berry Street, North Andover Country Club draft Decision, Application for Special Permit for 5 Boston Road to modify an existing wireless cellular facility, Mark Hutchins review response dated Dec. 2, 2011 for 5 Boston Road, existing and proposed indoor reliable coverage for 5 Boston Road, November 1, 2011 meeting minutes